\* BEFORE THE

Case No. 94-185-SPH

\* DEPUTY ZONING COMMISSIONER NW intersection Powers Lane \* OF BALTIMORE COUNTY and N. Rolling Road

1100 N. Rolling Road 1st Election District 1st Councilmanic District

Owner/Petitioner

Rolling Road Plaza, Inc.

\* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \*

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing, for that property located at the northwestern intersection of Powers Land and N. Rolling Road known as Rolling Road Plaza. As stated in the Petition, the property owner seeks approval of amendments to site plans in the previously approved zoning cases:

- 1. Case No. 70-138-X, Petition for Special Exception for a service garage;
- 2. Tase No. 73-78-SPH, Petition for Special Hearing for offstreet parking in a residential zone; and
- 3. Case No. 83-274-X, Petition for Special Exception for a community building in a B.L. zone.

Specifically, the Petitioner seeks to expand the area of the special exception for a community building and to update the site plans with regard to the Special Exception for a service garage and the Special Hearing for offstreet parking in a residential zone to conform the plans filed with Baltimore County to that which exists in the field.

The Petition was filed by Rolling Road Plaza, Inc., the legal owner of the property. The Petitioner is represented by G. Scott Barhight, Esquire. Several witnesses appeared on behalf of the Petitioner. They included Robert M. Staugaitis, the Regional Operations Director for the Petitioner who explained the facts which have brought the Petitioner to this request. Approximately one year ago a fire occurred on a portion of the premises and the amendments to the site plan are consistent with the remodeling efforts being performed by the Petitioner to upgrade and reconstruct the shopping center. Also testifying was Jean Tansey, of Daft-McCune-Walker. Ms. Tansey, an expert landscape architect and land planner assisted in the preparation of the site plan offered as Petitioners's Exhibit 1. She also testified that the Petition, if granted, met the requirements of Baltimore County Zoning Regulations (BCZR) Section 502.1 as they govern special hearings relative to the circumstances of this case. Ms. Tansey further testified that the changes requested will have no adverse impact on the health, safety or general welfare of the surrounding community. Mr. Peter Kasdas, the owner of Spa Lady, was also present. Spa Lady is the tenant which enjoys the Special Exception for a community building. Mr. Kasdas intends to further serve his customers by expanding the Spa Lady as a part of the remodeling and upgrading of the center.

In addition to the Petitioner's case, Mr. Charles Sprague, representing the Westerlee Community Association was present. Mr. Sprague did not offer any testimony in opposition to the Petition. However, Mr. Sprague did identify traffic concerns

- 2 -

regarding the intersection of N. Rolling Road and Powers Lane. In response to this concern, Ms. Tansey and Mr. Staugaitis testified that there should be no significant difference in the volume of traffic associated with the expansion of the Special Exception area for the community building. If anything, since the second floor offices destroyed by the fire have been removed from the center, there is likely to be a reduction in the total traffic volume generated by the center.

The property itself contains approximately .77 acres zoned DR3.5 and 5.81 acres zoned B.L. The property is currently improved by a shopping center which was recently damaged by fire. In an effort to rebuild and remodel, the Petitioner is investing considerable resources to improve the shopping center. As a part of these improvements, an existing tenant, Spa Lady, desires to expand. This expansion requires that the area of the Special Exception for a community building also be expanded. The amendments to the site plan relative to the Special Exception for a service garage and Special Hearing for offstreet parking in a residential zone are more in the nature of housekeeping and do not generate any significant changes to the site plan. It is clear from the testimony that the requirements of BCZR Section 502.1 have been met. Further, it is equally clear that the amendments to the site plan will have no adverse impact on the health, safety, or general welfare of the community.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

- 3 -

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 6th day of December, 1993 that the Petition for Special Hearing be and is hereby granted to approve the amendments to the site plan as shown on Petitioner's Exhibit 1; subject, however, to the following restrictions:

> The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

> > TIMOTHY M. KOTROCO. Deputy Zoning Commissioner of Baltimore County

30

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

December 6, 1993

(410) 887-4386

G. Scott Barhight, Esquire 210 West Pennsylvania Avenue, Suite 500 Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING NW/Intersection of Powers Lane and N. Rolling Road (1100 N. Rolling Road) 1st Election District - 1st Councilmanic District Rolling Road Plaza, Inc. - Petitioner Case No. 94-185-SPH

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

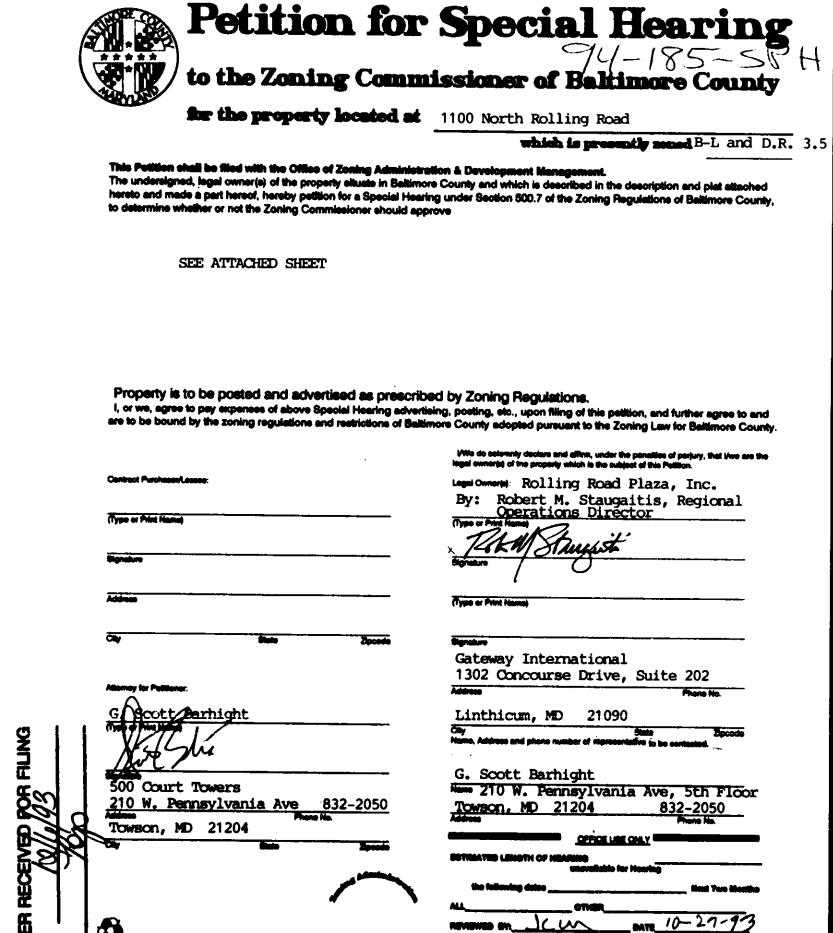
TMK:bjs

cc: Mr. Robert M. Staugaitis, c/o Rolling Road Plaza, Inc. Gateway International, 1302 Concourse Drive, Suite 202 Linthicum, Md. 21090

Ms. Jean Tansey, c/o Daft-McCune-Walker, Inc. 200 E. Pennsylvania Avenue, Towson, Md. 21286

Mr. Charles Sprague 2125 Cedar Circle Drive, Baltimore, Md. 21228

People's Counsel; Fix



94-185-58H PETITION FOR SPECIAL HEARING Rolling Road Plaza, Inc. 1100 North Rolling Road

The Petitioner, Rolling Road Plaza, Inc., hereby petitions for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether the Zoning Commissioner should approve amendments to the site plans in the following cases:

- Case No. 70-138-X, Petition for Special Exception for a service garage;
- 2. Case No. 73-78-SPH, Petition for Special Hearing for off-street parking in a residential zone; and
- 3. Case No. 83-274-X, Petition for Special Exception for a community building in a B.L. zone.

Respectfully submitted

G. Scott Barhight Whiteford, Taylor & Preston 500 Court Towers 210 W. Pennsylvania Avenue Towson, Maryland 21204 (410) 832-2050

Attorney for Petitioner, Rolling Road Plaza, Inc.

MY-121 JAH

To Accompany Zoning Petition 0.68 Acre Parcel

Part of Rolling Road Plaza, Inc., Property West Side of Rolling Road Northeast Side of Powers Lane

- 4 -

Daft-MCune-Walker, Inc.

First Election District, Baltimore County, Maryland

Beginning for the same on the northeastern right-of-way line of Powers Towns. Marriand 21286 Lane, 60 feet wide, at the end of the second of the two following courses and Fex 296 4705 distances measured from the point formed by the intersection of the centerline of Rolling Road with the centerline of Powers Lane (1) Northwesterly along said centerline of Powers Lane 512 feet, more or less, and thence (2) North 19 degrees 03 Environmental Professionals minutes 44 seconds East 30 feet to the point of beginning, thence leaving said beginning point and binding on the said right-of-way line of Powers Lane (1) North 70 degrees 56 minutes 16 seconds West 125.56 feet, thence leaving said rightof-way line and running the four following courses and distances viz: (2) North 18 degrees 50 minutes 44 seconds East 158.44 feet, thence (3) North 18 degrees 02 minutes 44 seconds East 100.00 feet, thence (4) South 76 degrees 04 minutes 16 seconds Bast 101.10 feet, and thence (5) South 13 degrees 14 minutes 50 seconds Wast 268.85 feet to the point of beginning; containing 0.68 acres of land, more or

> THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYAN October 27, 1993 Project No. 93067 (L93067.2)

Description 74-185-514

To Accompany Zoning Petition 0.62 Acre Parcel Part of Rolling Road Plaza, Inc., Property West Side of Rolling Road

First Election District, Baltimore County, Maryland

Northeast Side of Powers Lane

Daft-MCune-Walker, Inc.

Beginning for the same on the western right-of-way line of Rolling Road, Towns. Marriana 21286 90 feet wide, at the end of the second of the two following courses and distances Fax 296 +705 measured from the point formed by the intersection of the centerline of Rolling Road with the centerline of Powers Lane (1) Northwesterly along said centerline of Rolling Road 60 feet, more or less, and thence (2) Westerly 45 feet to the point of Environmental Professionals beginning, thence leaving said beginning point and binding on the western rightof-way line of Rolling Road (1) South 54 degrees 23 minutes 24 seconds West 30.00 feet, thence binding on the northern right-of-way line of Powers Lane, (2) North 70 degrees 56 minutes 16 seconds West 180 feet, thence leaving Powers Lane and running the six following courses and distances, viz: (3) North 19 degrees 03 minutes 44 seconds East 110 feet, thence (4) South 70 degrees 56 minutes 16 seconds East 6 feet, thence (5) North 19 degrees 03 minutes 44 seconds East 15 feet, thence (6) South 70 degrees 56 minutes 16 seconds East 110 feet, thence (7) North 19

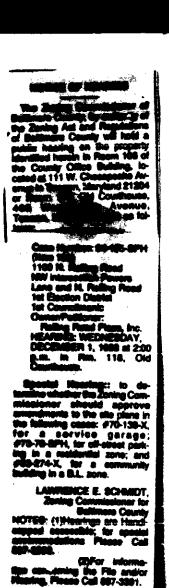
Page 1 of 2

degrees 03 minutes 44 seconds East 65 feet, thence (8) Due East 39.66 feet to intersect

the aforementioned western right-of-way line of Rolling Road, thence binding on

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District.... Kelling Rd Tlong of Na Location of property: 118. N. Killing R.S. of Tour . Fano Location of Signer 1967 199 Years usy 16 1 property 19 19014 76 744 



11/119 November 11.

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ successive weeks, the first publication appearing on \_

> THE JEFFERSONIAN. **LEGAL AD. - TOWSON**

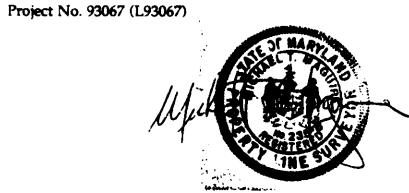
said line, southeasterly by a line curving to the right with a radius of 1055.00 feet for a distance of 184.02 feet (the arc of said curve being subtended by a chord bearing South 05 degrees 15 minutes 18 seconds West 183.79 feet) to the point of beginning; containing 0.62 acres of land, more or less. 74-185-59H

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

October 27, 1993

Zoning Administration & Development Management

Den 10-27-43



Relling Ro. PLAZA, INC. — 1100 N. Relling Ro.

Number JCM.

02402#0118KICHRC

BA C003:52PK10-27-93

Description 94-185-57H

To Accompany Zoning Petition

0.27 Acre Parcel Part of Rolling Road Plaza, Inc., Property West Side of Rolling Road

DMW

First Election District, Baltimore County, Maryland

Northeast Side of Powers Lane

Daft-MCune-Walker, Inc.

Beginning for the same at the end of the second of the two following Townsen, Maryland 21286 courses and distances measured from the point formed by the intersection of the Fax 296 4705 centerline of Rolling Road with the centerline of Powers Lane (1) Northwesterly A Team of Land Planners. along said centerline of Powers Lane 485 feet, more or less, and thence (2) North 19

Landscape Architects. degrees 03 minutes 44 seconds East 242 feet, more or less, to the point of beginning, Environmental Professionals thence leaving said beginning point and running the fourteen following courses and distances, viz: (1) along the west face of the west wall of the existing store North 19 degrees 03 minutes 44 seconds East 71.25 feet, thence (2) in part binding in the centerline of the dividing wall between the existing stores South 70 degrees 56 minutes 16 seconds East 94 feet, thence (3) North 19 degrees 03 minutes 44 seconds East 3 feet, thence (4) South 70 degrees 56 minutes 16 seconds East 40 feet, thence (5) North 19 degrees 03 minutes 44 seconds East 32 feet, thence (6) South 70 degrees 56 minutes 16 seconds East 34 feet, thence (7) South 19 degrees 03 minutes 44 seconds West 84 feet, thence (8) North 70 degrees 56 minutes 16 seconds West 34 feet, thence (9) South 19 degrees 03 minutes 44 seconds West 7.50 feet, thence (10) North 70 degrees 56 minutes 16 seconds West 40 feet, thence (11) North 19 degrees 03



Page 1 of 2

minutes 44 seconds East 1.25 feet, thence (12) North 70 degrees 56 minutes 16 seconds West 14 feet, thence (13) South 19 degrees 03 minutes 44 seconds West 16 feet, and thence (14) binding in the centerline of the dividing wall between the existing stores North 70 degrees 56 minutes 16 seconds West 80 feet, to the point of beginning containing 0.27 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE. October 27, 1993

Project No. 93067 (L93067.1)





Page 2 of 2

**Baltimore County Government** Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Many and the state of the state
For newspaper advertising:
Item No.: 183
Petitioner: PLLLING PD. PLAZA, INC.
Tocation: 1100 N- FOLLING RO.
PLEASE FORWARD ADVERTISING BILL TO:
NAME: G. SCOTT BARKight, ESa.
ADDRESS: 210 W. PENNSYLVANIA ALC, 5th FLR.
Tawson, Md. 21204
PHONE NUMBER: 832-2050

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY November 11, 1993 Issue - Jeffersonian

Please foward billing to:

G. Scott Barhight, Esq. 210 W. Pennsylvania Avenue - 5th Floor Towson, Maryland 21204 410-832-2050

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Svenue in Townon, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-185-SPH (Item 183) 1100 N. Rolling Road NW intersection Powers Lane and N. Rolling Road 1st Election District - 1st Councilmenic Owner/Petitioner: Rolling Road Plaza, Inc. HEARING: WEDNESDAY, DECEMBER 1, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Special Hearing to determine whether the Zoning Commissioner should approve amendments to the site plans in the following cases: #70-138-X, for a service garage; #73-78-SPH, for off-street parking in a residential zone; and #83-274-X, for a community building in a B.L. zone.

SONING CONNESSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR IMPORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



(410) 887-3353

NOTICE OF HEARING

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Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-185-SPH (Item 183) 1100 N. Rolling Road NW intersection Powers Lane and N. Rolling Road 1st Election District - 1st Councilmanic Owner/Petitioner: Rolling Road Plaza, Inc.

HEARING: WEDNESDAY, DECEMBER 1, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Special Hearing to determine whether the Zoning Commissioner should approve amendments to the site plans in the following cases: #70-138-X, for a service garage; #73-78-SPH, for off-street parking in a residential zone; and #83-274-X, for a community building in a B.L. zone.

Call Jaklan

Arnold Jablon Director

111 West Chesapeake Avenue

NOVEMBER 5, 1993

Towson, MD 2120a

cc: Rolling Road Plaza, Inc. G. Scott Barhight, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

111 West Chesapeake Avenue

Zoning Administration and Development Management

Baltimore County Office Building

Property Owner: Dori Eisenacher and Rick Eisenacher

Property Owner: Harry H. Stierhoff, Jr. & Melanie K.

#305 Lenora Avenue

#6 Meadowbank Court

\*178 (jjs)

Stierhoff

\*179 (RT)

180 (RT)

#7512 Gilley Terrace

Ar **Tow** eon Jan 10 no 12 12 04

Towson, MD 21204

Director

Location:

Item No.:

Location:

Item No.:

Location:

Item No.:

Property Owner:

**Baltimore County Government** Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

November 23, 1993

G. Scott Barhight 500 Court Towers 210 West Pennsylvania Avenue Towson, Maryland 21204

> RF: Pase No. 94 185-SPH, Item No. 183 Petitioner: Rolling Road Plaza, Inc. Petition for Special Hearing

Dear Mr. Barbight:

The Boning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning dommissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on October 27, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation State Highway Administration

O. James Lighthizer Secretary Hal Kassoff Administrator

11-5-93

(410) 887-3353

Re: Baltimore County Ms. Charlotte Minton Item No.: +/63 (JCM) Zoning Administration and **Development Management** County Office Building 111 W. Chesapeake Avenue

Dear Ms. Minton:

Towson, Maryland 21204

Room 109

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

DAVID N. KAYESEY, ACTUYE CHIEF

My telephone number is \_\_\_\_\_ Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**Baltimore County Government** 

Office of Zoning Administration and Development Management

November 30, 1993

Enclosed are copies of comments received from the Department of

Environmental Protection and Resource Management on November 30, 1993

If there are any questions, please do not hesitate to call me at

Sincerely,

Charlotte Minton

G. Scott Barbicht

500 Court Towers

Dear Mr. Barhight:

887-3391

Enclosure

210 West Pennsylvania Avenue

for the above-referenced case.

RE: Case No. 94-185-SPH, Item No.183

1100 North Rolling Road

Petition for Special Hearing

Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Zoning Administration and

DATE: November 5, 1993

Development Management FROM: Pat Keller, Deputy Director

Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 179, 180, 188, 184 and 185.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3485.

PK/JL:lw

ZAC. 179/FZONE/ZAC:

PREASE PRINT CLEARLY

Printed with Baybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

November 16, 1993

111 West Chesapeake Avenue Towson, MD 21204

Mr. Arnold Jablon, Director Zoning Administration and Development Management

J. Lawrence Pilson Development Coordinator, DEPRM

SUBJECT: Zoning Item #183 - Rolling Road Plaza, Inc. 1100 N. Rolling Road

The Department of Environmental Protection and Resource Management offers

Zoning Advisory Committee Meeting of November 8, 1993

INTER-OFFICE CORRESPONDENCE

the following comments on the above-referenced zoning item. This site must comply with Article X, the Forest Conservation Act.



JLP:MK:sp

ROLLING/DEPRM/TXTSBP

ZONING COMMISSIONER

MID-ATLANTIC REALTY TRUS ROBERT M. STAUGAITIS 1302 CONCOURSE DRIVE, Since 202 LINTHICUM MARYLAND 21090 Peter Karday 101 A VOKK W BACTIPULC MP 21204 Unid- Allen hic Roally trust 1302 COMCOURD Da. S-202 Liethieum at Mills the Some Par Ar 

PETITIONER(S) SIGN-IN SHEET

Printed with Seyboan into

Property Owner: Regent Development Company Location: #1600 York Road Item No.: + 182 (JJLS) Property Owner: Rolling Road Plaza, Inc. Location: #1100 North Rolling Road Item No.: + 183 (JCM) Property Owner: Frederic W. Shaffer & Cynthia A. Shaffer Location: #1218 Second Road Item No.: \* 184 (JLL) Property Owner: Martin Thalia Resnick & Thalia D. Resnick Location: #11111 Verdant Road Item No.: \*185 (JJS) Property Owner: Kathleen Ruth Hughes & Richard H. Hughes #9212 Harford Road Location: Item No.: +186 (JLL) Property Owner: Garrison Forest Associates, L.P. Location: #10300 Reisterstown Rd. Garrison Forest Plaza Item No.: + 187 (WCR)

Perry Hall Courts II Joint Venture

Baltimore County Government

Department of Permits and Licenses

NOV**EN** 10, 1993

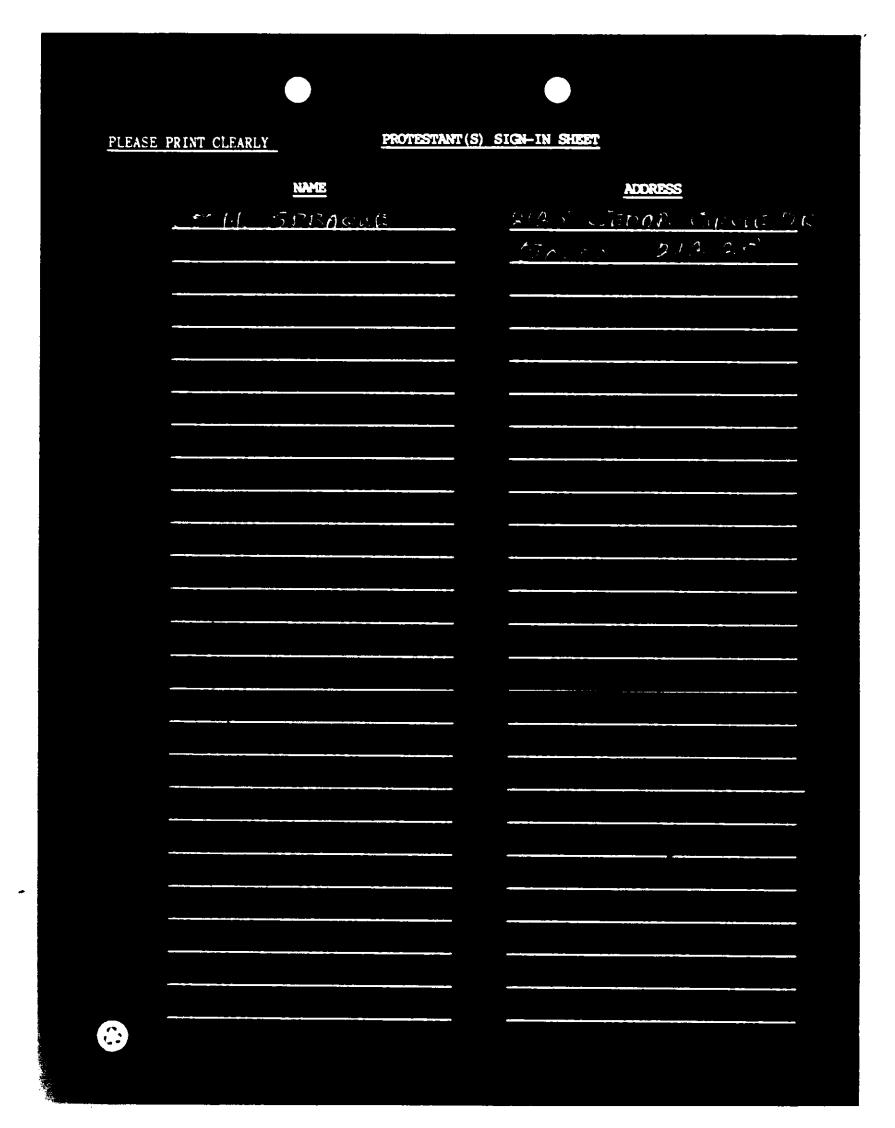
MEETING OF NOVEMBER 8, 1993

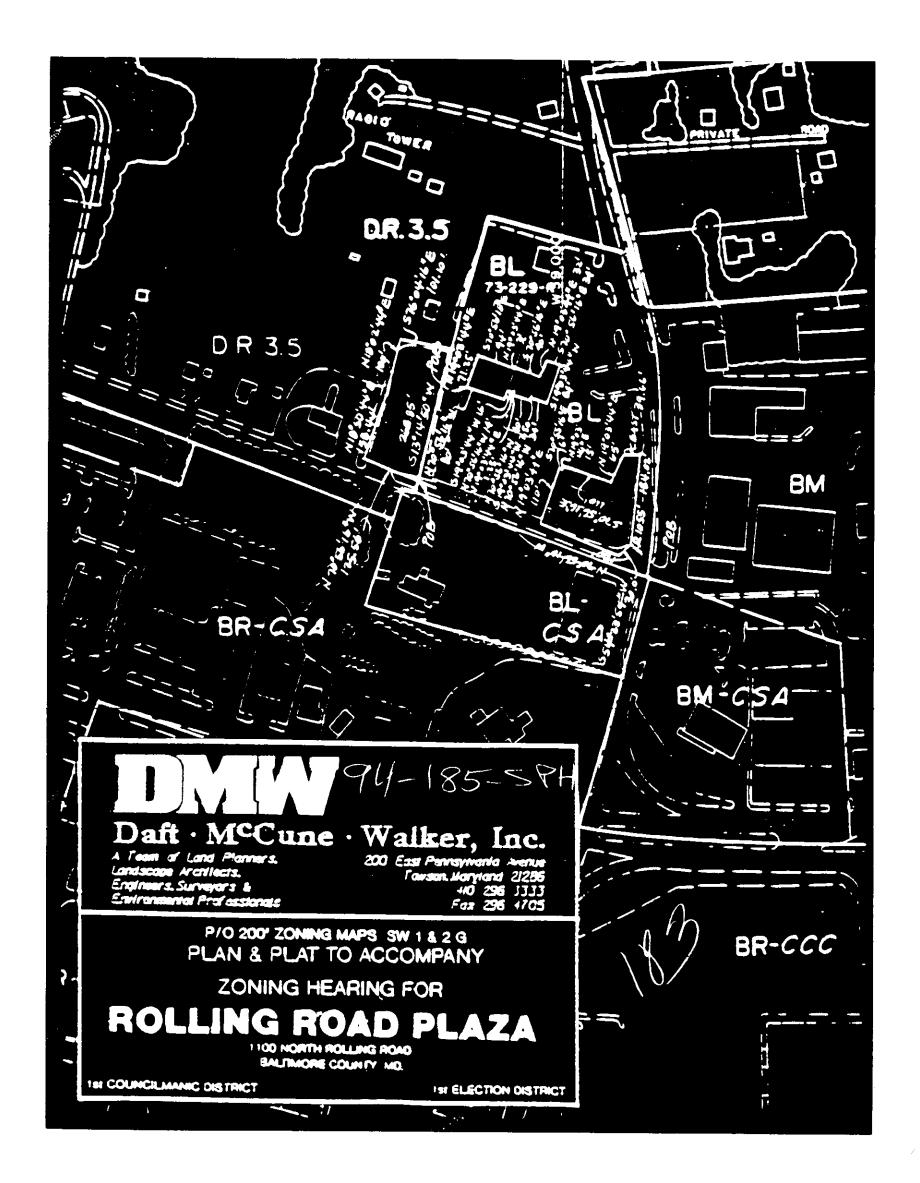
(410) 887-3610

Eric H. Wilderson & Kathleen Wilderson #2276 Monocacy Road Item No.: \* 188 (RT)

Property Owner: Location:

Joseph E. Buchanan, II Proposed #9712 A & B Magledt Road + 189 (JJS)





Petitioner's
Sphibils SASphibils
Set

photographs
Case 94-185-5PN

